

A G E N D A



Recommendation for Council Action (Real Estate)

Austin City Council	Item ID:	68129	Agenda Number	21.
Meeting Date:	March 23, 2017			
Department:	Office of Real Estate Services			
Subject				
Approve an ordinance authorizing the negotiation and execution of all documents and instruments necessary or desirable to purchase four properties at high risk of flooding, located at 11703 and 11705 Charing Cross Road and 11704 and 11706 DK Ranch Road, in a total amount not to exceed \$2,000,000, establishing acquisition and relocation guidelines, and waiving the requirements of City Code Chapter 14-3. (District 10)				
Amount and Source of Funding				
Funding in the amount of \$2,000,000.00 is available in the Fiscal Year 2016-2017 Capital Budget of the Watershed Protection Department.				
Fiscal Note				
A fiscal note is attached.				
Purchasing Language:				
Prior Council Action:				
For More Information:	Reem Zoun Watershed Protection Department (512) 974-3354; Lauraine Rizer, Office of Real Estate Services, (512) 974-7078; Megan Herron, Office of Real Estate Services (512) 974-5649			
Boards and Commission Action:				
MBE / WBE:				
Related Items:				

Additional Backup Information

The Watershed Protection Department, in its mission to protect lives, property and the environment of our community, has identified in its Capital Improvement Program Plan the need to acquire 11703 Charing Cross Road, 11705 Charing Cross Road, 11704 DK Ranch Road and 11706 DK Ranch Road in Austin, Travis County, Texas, located in the Barrington Oaks Subdivision. These properties, located entirely in Council District 10, are within the

Bull Creek Watershed and are subject to recurring localized flooding. Property owners will be offered the fair market value for their homes, as determined by an independent third-party appraisal and may elect not to participate in the sale of their property.

All four of these homes have experienced serious flooding on multiple occasions including the flood in September 2010 due to Tropical Storm Hermine. Flooding inside the residences ranged from half a foot to two and one-half feet during Tropical Storm Hermine in September 2010. Flood levels due to Tropical Storm Hermine were estimated to be near the 100-year flood level in the area of the homes. One of the homeowners has reported house flooding in 1994, 2010, 2013 and 2016. Most recently, the houses at 11703 Charing Cross Road, 11705 Charing Cross Road, 11704 DK Ranch Road and 11706 DK Ranch Road flooded on June 3, 2016, with six to fifteen inches of interior flooding. In addition, water entered the garage on multiple other occasions.

All of these homes were built in an area that is lower in elevation than surrounding properties, which causes flooding due to excess stormwater runoff flowing towards the homes and collecting at their location. The Watershed Protection Department completed an engineering study in 2012 that identified a structural solution to the flooding problem that has a greater cost than the purchase of the impacted homes. In addition, the structural solution would not provide the level of protection provided by the buyout option. The most cost-effective, long-term solution recommended is to buy these four homes, which are the remaining four of the original five homes identified by the City of Austin. One property was purchased and demolished in 2016. Once acquired, the property will be re-vegetated and remain open space.